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12 Attorneys for Eddie and Alice Jean Mentaberry,
13 and George B. Mentaberry and Tammy Pollock
14 as trustees of the George B. Mentaberry Trust
15 (Collectively, the "Mentaberrys")

16 **UNITED STATES BANKRUPTCY COURT**

17 **DISTRICT OF NEVADA**

18 In re

19 PAUL MARK JONES, JR. and MARY LYNN
20 JONES,

21 Debtors.

22 Case No.: BK-N-13-50887-BTB

23 Chapter: 7

24 **STIPULATION FOR TERMINATION OF
AUTOMATIC STAY AND TO VACATE
REAL PROPERTY**

25 Hearing Date: June 25, 2013

26 Hearing Time: 10:00 a.m.

27 Mentaberrys, by and through their counsel, Armstrong Teasdale LLP, and Debtors, by and
28 through their counsel, Michael Lehnert, Esq., hereby stipulate as follows:

1. Debtors agree that the automatic stay of 11 USC sec 362 is immediately terminated
with respect to the real property described as the Washburn Creek Ranch (the "Property"),¹ and that
the fourteen day stay of any order granting relief pursuant to Bankruptcy Rule 4001(a)(3) is waived.

2. Mentaberrys may complete the foreclosure sale on the Property and may pursue
eviction proceedings and orders so long as no action with respect to such eviction is taken before
September 16, 2013. Debtors agree that they will not oppose the foreclosure, or entry of the eviction

27 1 The property more specifically identified by the legal description and assessor's parcel
28 numbers on the deed of trust recorded in Humboldt County. See Exhibit 2, attached to the Motion to
Lift Stay (Dkt. #27).

1 orders. If the Debtors have not vacated the property by September 15, 2013, the Debtors agree that
2 they are unlawfully holding over and are subject to immediate lockout by the sheriff without further
3 notice or process.

4 3. Debtors may but are not required to remain on the Property through September 15,
5 2013.

6 4. Debtors agree to vacate and surrender the property on or before September 15, 2013.

7 5. In the event Debtors file a subsequent bankruptcy, Debtors waive the protection of the
8 automatic stay with respect to the Property.

9 6. In the event that there is an overbid which pays the Mentaberrys in full, the Trustee
10 shall hold any surplus proceeds of sale pending further order of the bankruptcy court.

11

12 Dated this ²⁴day of June, 2013

13 ARMSTRONG TEASDALE LLP

14 /s/ Janet L. Chubb
15 JANET L. CHUBB, ESQ.
LOUIS M. BUBALA III, ESQ.

16 Counsel for Mentaberrys

Dated this day of June 2013

/s/ MICHAEL LEHMERS, ESQ

Counsel for Debtors

18 Dated this 24 day of June, 2013

19 /s/ Paul Mark Jones, Jr.
20 PAUL MARK JONES, JR.

21 Debtor

Dated this 24 day of June, 2013

/s/ Mary Lynn Jones
MARY LYNN JONES

Debtor

22 Dated this ²⁴day of June, 2013

23 /s/ Marianne Eardley
24 MARIANNE EARDLEY

25 Chapter 7 Trustee